087.0	0002	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	870,700	/	870,700
USE VALUE:	870,700	/	870,700
ASSESSED:	870,700	/	870,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
101		CUTTER HILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BIAGIONI JOHN E/AGNES T/TRS
Owner 2:	AGNES T/JOHN E BIAGIONI REV
Owner 3:	FAMILY TRUST
Street 1:	101 CUTTER HILL RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BIAGIONI JOHN E & AGNES T -
Owner 2:	-
Street 1:	101 CUTTER HILL RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .156 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1933, having primarily Wood Shingle Exterior and 2179 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6816.000	433,600		437,100	870,700
Total Card	0.156	433,600		437,100	870,700
Total Parcel	0.156	433,600		437,100	870,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 399.59 | /Parcel: 399.59

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	55004
GIS Ref	
GIS Ref	
Insp Date	09/21/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 087.0-0002-0002.0

!7075!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	433,600	0	6,816.	437,100	870,700		Year end	12/23/2021
2021	101	FV	421,000	0	6,816.	437,100	858,100		Year End Roll	12/10/2020
2020	101	FV	421,000	0	6,816.	437,100	858,100	858,100	Year End Roll	12/18/2019
2019	101	FV	302,800	0	6,816.	405,900	708,700	708,700	Year End Roll	1/3/2019
2018	101	FV	302,800	0	6,816.	405,900	708,700	708,700	Year End Roll	12/20/2017
2017	101	FV	302,800	0	6,816.	356,000	658,800	658,800	Year End Roll	1/3/2017
2016	101	FV	302,800	0	6,816.	324,700	627,500	627,500	Year End	1/4/2016
2015	101	FV	290,400	0	6,816.	287,300	577,700	577,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:58:21

LAST REV

Date	Time
10/01/18	14:40:36
apro	

PAT ACCT. 7075

USER DEFINED

Prior Id # 1:	55004
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BIAGIONI JOHN E	47164-529		3/27/2006	Family	1	No	No		
	12732-444		11/29/1974		48,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/8/1994	332		12,000					14X16 WDK-REPAIR F

ACTIVITY INFORMATION

Date	Result	By	Name
9/21/2018	MEAS&NOTICE	CC	Chris C
4/3/2009	Measured	372	PATRIOT
4/4/2000	Measured	263	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6816		Sq. Ft.	Site		0	70.	0.92	12									437,137						437,100	

Total AC/HA:	0.15647	Total SF/SM:	6816	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	437,137	Spl Credit		Total:	437,100

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	30	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1933	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.18653548
Const Adj.:	1.00889909
Adj $ / SQ:	167.593
Other Features:	87250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	532710
Depreciation:	99084
Depreciated Total:	433626

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

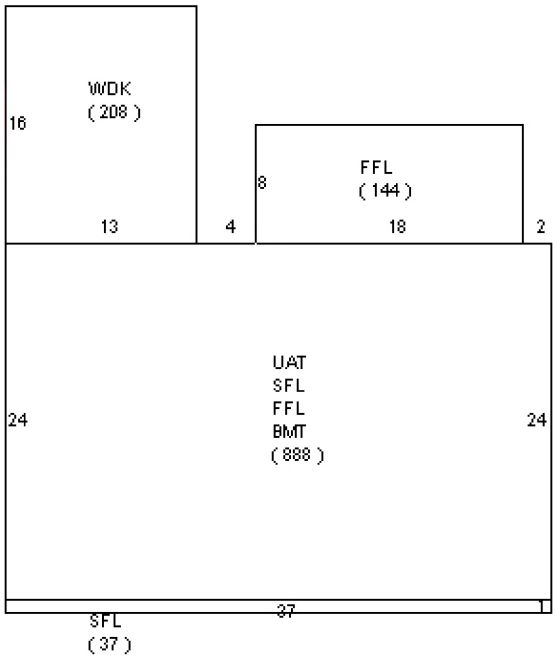
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	184.35
Special Features:	0	Val/Su Net:	132.40
Final Total:	433600	Val/Su SzAd	221.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,032	167.590	172,956
SFL	Second Floor	925	167.590	155,024
BMT	Basement	888	58.450	51,902
UAT	Upper Attic	222	67.040	14,882
WDK	Deck	208	10.900	2,268

Net Sketched Area:	3,275			Total:	397,032
Size Ad	1957	Gross Area	3941	FinArea	2179

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	2004	0.00	T	12	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

087.0-0002-0002.0

IMAGE

AssessPro Patriot Properties, Inc